



ABERCORN BUSINESS SALES
SUCCESSFULLY SELLING YOUR BUSINESS



Highly Profitable London Based Commercial Building Contractor Business for Sale with 2 Freehold Fully Licensed and profitable HMOs.

Central London & Essex

Asking Price: £1,200,000

Reference: CG04-ABS | Confidential Memorandum

Asking Price: £1.2 Million (including freeholds, cash-free debt-free)

HMO Freehold Properties Value: (c£900,000)

Turnover: circa £443,000 p.a.

Gross Profit: circa £186,000 p.a.

Operating Profits: circa £180,000 p.a.

Established: 2013

Employees: 5 Full-time + Reliable Subcontractor Network

Specialties: Office Refurbishments, Retail Fitouts, HMO Conversions, Electrical & Emergency Call-Out Services

Business Introduction:

Welcome to a highly profitable, rock-solid commercial building contractor that dominates the lucrative Central London and Essex market. With over 20 years of excellence, this business is built on reliability, high-quality workmanship, and cost-effective solutions that keep customers returning year after year.

From office fit-outs to commercial refurbishments and emergency repairs, this is the ultimate one-stop solution for businesses needing top-tier construction, electrical, and maintenance services.

The company has two fully running HMOs in Essex, which add an additional revenue stream to the mix. This isn't just a business—it's an investment in a long-term money machine.

Why Buy This Business?

1. Non-Stop Demand & Work Pipeline

Forget about struggling to find new projects! The demand is already here, with government-driven housing improvements and an extensive list of repeat customers. Every week presents new opportunities for significant contracts.

2. Proven Track Record of Success

This is a fully operational and profitable company with a strong reputation. Clients trust this brand because of its outstanding work, reliability, and competitive pricing.

3. Multiple Revenue Streams

- Commercial Fitouts & Office Refurbishments
- HMO Conversions & Property Extensions
- Retail Shopfitting & Security Installations
- Electrical Services & Emergency Call-Outs
- Property Maintenance & Renovations

4. Easy to Take Over—No Specialist Knowledge Required

You don't need a builder or electrician to own this business. The team of highly experienced tradesmen

and subcontractors handles everything. A new owner can seamlessly take over with just one month of training.

5. Huge Growth Potential

A new owner with strong sales and marketing skills could EASILY increase turnover by:

- Implementing professional quoting systems to convert more leads
- Expanding into new commercial and residential markets
- Strengthening digital marketing efforts (Google Ads, SEO, Direct Mail)

About The Business:

This company provides comprehensive office and retail fit-outs, turning dull workplaces into modern, motivating environments. The expert team delivers everything from partitioning, ceilings, and flooring to kitchens, electrical rewiring, and full refurbishments.

The business subcontracts significant construction projects from larger companies while taking on private projects, including work for high-value HMO landlords who repeatedly use its services.

Client Base & Competition:

- 10+ Regular Clients
- Strong Relationships with HMO Investors
- Government Contracts for Stock Housing Improvements
- Competitive Market, But Business Stands Out for Reliability & Cost-Effectiveness

Assets & Operations:

- Location: Central London & Essex
- Employees: 5 Full-time staff + Reliable Subcontractor Network
- Fully Equipped with Industry-Standard Tools
- Strong Supplier Network—Not Dependent on Any Single Supplier

Real Estate:

- 2 Freehold Properties -fully licensed HMOs (c£900,000 Value). One is 5 bedrooms, the other is 6 bedrooms.
- All Utilities Available: Gas, Electricity, Water, Sewerage, Broadband

Advertising & Marketing:

- Website Active
- Word-of-mouth & Referrals Drive Business
- Room for Growth Through Digital Marketing & Direct Mail Campaigns

Support and Training:

The current owners are committed to a smooth transition to ensure continued success under new ownership.

Reason for Sale:

The shareholders are moving in different directions and seeking the right buyer to take the business forward.

Opportunity For A New Owner:

This is a goldmine waiting to be scaled up! A driven entrepreneur or strategic buyer can tap into the steady pipeline of work and unlock serious profits by boosting operational efficiencies, expanding marketing efforts, and leveraging the existing loyal client base.

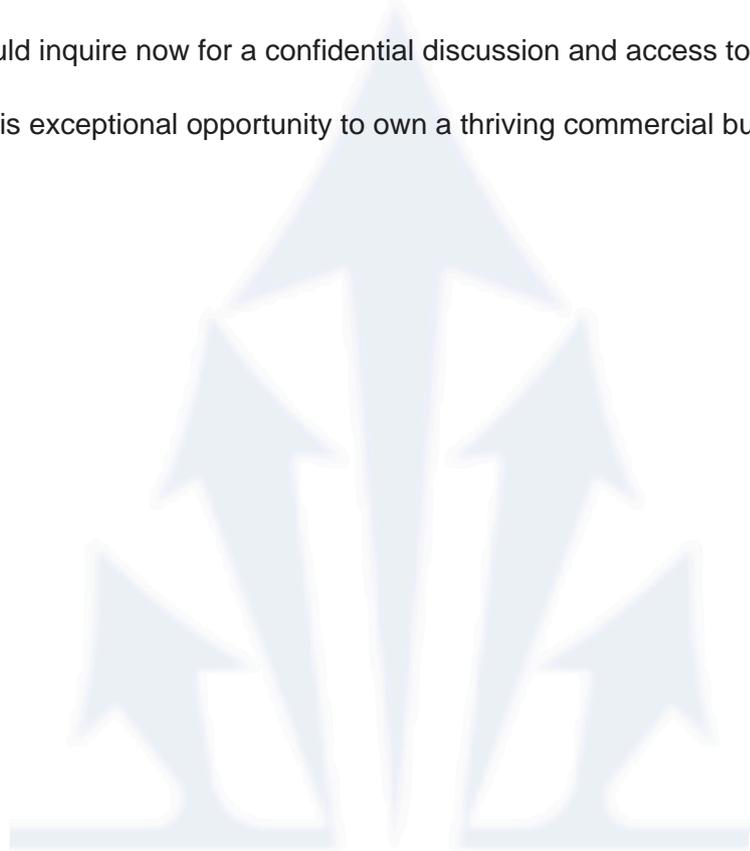
This is NOT just another building company, it is a fully operational, profit-generating business ready for the right owner to take it to the next level.

NEXT STEPS

Serious buyers should inquire now for a confidential discussion and access to financial records.

Don't miss out on this exceptional opportunity to own a thriving commercial building contractor in London!

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Next Steps & Contact

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